



Pettitts Lane

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An attractive Grade II listed home, with lots of lovely features including exposed timbers and a large fireplace in the sitting room. The property is set in a good sized plot with pretty cottage gardens and has a garage and off-road parking.

Guide Price:  
£275,000

Pettitts Lane, Dry Drayton,  
CB23 8BT



The property is well proportioned, full of charm and is offered with no onward chain.

There is a small entrance hall with fitted cupboards, the staircase leading up to the first floor and the cloakroom off. The sitting room is well proportioned, with south-easterly facing windows to the front providing lots of natural light. The room is characterful and dominated by the fireplace and there are exposed timbers and a number of storage cupboards including a large under stair cupboard. The dual aspect kitchen/dining room enjoys views over the rear garden and is fitted with a range of kitchen cabinets, there is space for a washing machine and fridge/freezer and a stable door provides access to the garden. The bathroom is located off the kitchen and is fitted with a bath, w.c and basin.



On the first floor, the landing opens to two bedrooms with the master being dual aspect and having a large built in store/wardrobe. The second bedroom has a built in storage cupboard and there is an access trap opening to the loft.

The property is set in a wide plot, with the front garden being laid to lawn with a driveway to the side providing parking and giving access to the garage. The rear garden enjoys a high degree of privacy and is predominantly laid to lawn, bordered by a variety of trees and shrubs, there is also a separate patio area adjacent to the side of the house.





86 Sqm / 930 sqft

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0.11 acre / 452 sqm

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Semi-detached cottage

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2 beds, 1 recep, 1 bath

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Garage and parking

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Grade II Listed

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EPC - exempt

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Council tax band - D

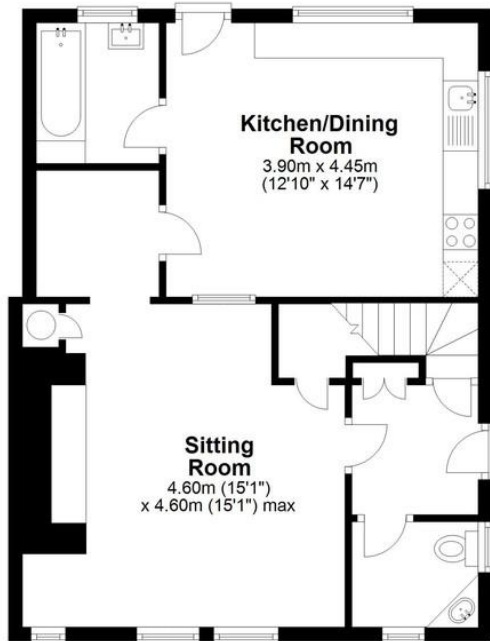
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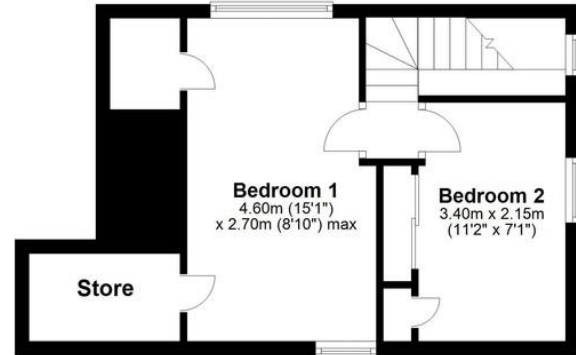
## Ground Floor

Approx. 55.1 sq. metres (593.3 sq. feet)

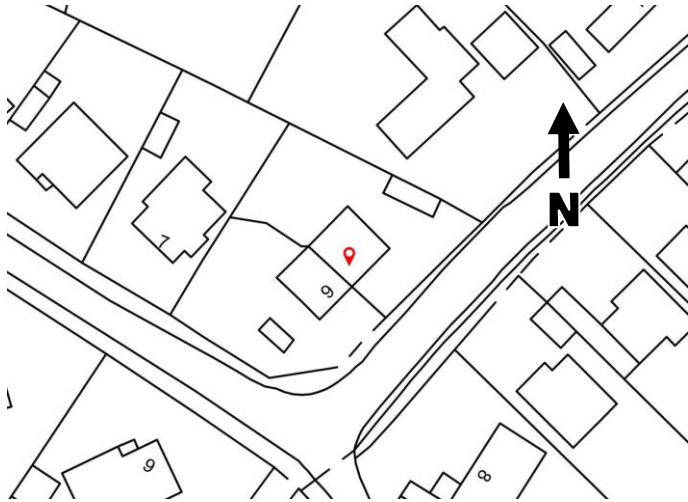


## First Floor

Approx. 31.3 sq. metres (337.4 sq. feet)



Total area: approx. 86.5 sq. metres (930.6 sq. feet)



Dry Drayton is a small and attractive village situated about 3 miles west of the city boundary and is popular for its traditional community feel and easy access into Cambridge.

The village has a pretty 13th Century church, village hall and public house, as well as a primary school. Comprehensive facilities including a Tesco Superstore, a hotel and golf course are available nearby in Bar Hill, with 'The Drift', a fully made-up cycle and footpath, connecting the villages directly.

Neighbouring Madingley is home to the magnificent Madingley Hall, Stephen Perse Pre-Prep school and The Three Horseshoes.

A new cycleway into the city is currently under construction.

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